

HoldenCopley

PREPARE TO BE MOVED

Rose Way, Edwalton, Nottinghamshire NG12 4JE

Guide Price £325,000

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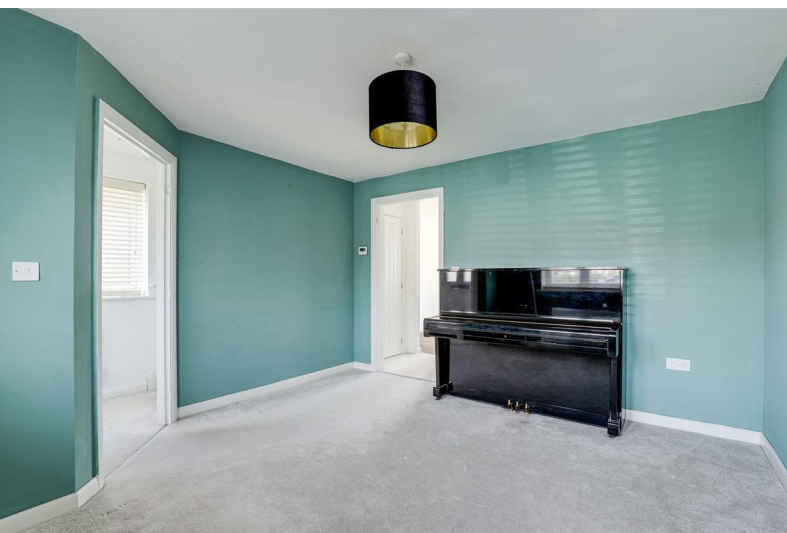


GUIDE PRICE £325,000 - £350,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this well-presented three-bedroom semi-detached home is perfect for growing families looking to get on the property ladder. Built only in 2021, this nearly new home benefits from six years remaining on the new build guarantee. This property is perfectly situated in the highly sought-after prestigious location of Edwalton & located close to a variety of local amenities such as shops, eateries, and schools, as well as a short drive away from the vibrant West Bridgford, and benefits from excellent transport links including easy access into Nottingham City Centre. Internally, the ground floor of the property offers a cosy living room, a convenient W/C, built-in storage, and a sleek and stylish fitted kitchen/diner with appliances and a bright and airy atmosphere due to the double French doors to the rear garden - a perfect place for family cooking and casual dining! Upstairs, the first floor is home to the double master bedroom with its own private en-suite, and the remaining two bedrooms serviced by a three piece bathroom suite. With its modern streamlined design and its understated elegance, this property is ready to move into and make your own. Externally, the front of the property benefits from off-street parking for two cars. Meanwhile, the rear garden is ideal for enjoying the outdoors, featuring a paved patio seating area and a lawn. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Cosy Living Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C
- Three-Piece Bathroom Suite & En-Suite
- Off-Street Parking For Two Cars
- No Upward Chain
- Highly Sought After Location
- New Build Guarantee - 6 Years Remaining





GROUND FLOOR

Entrance Hall

6'1" x 5'10" (1.86m x 1.79m)

The entrance hall has carpeted flooring and stairs, a radiator, a UPVC double-glazed window to the side elevation, and a single composite door providing access into the accommodation.

Living Room

12'0" x 12'0" (3.68m x 3.68m)

The living room has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Hall

5'4" x 3'2" (1.65m x 0.99m)

The hall has carpeted flooring and an understairs storage cupboard.

W/C

6'4" x 3'2" (1.94m x 0.98m)

This space has a low level flush W/C, a pedestal wash basin with a mixer tap and a splashback, wood-effect flooring, a radiator, and an extractor fan.

Kitchen/Diner

15'5" x 10'11" (4.72m x 3.35m)

The kitchen/diner has a range of fitted matte base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, a integrated oven with a gas hob and a glass splashback with an extractor fan, a fridge freezer, a washing machine, space for a dining table, wood-effect flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

11'2" x 3'4" (3.42m x 1.03m)

The landing has carpeted flooring, a built-in storage cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

10'0" x 8'3" (3.05m x 2.54m)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

4'8" x 6'10" (1.44m x 2.09m)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, and an extractor fan.

Bedroom Two

9'8" x 8'3" (2.97m x 2.53m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Three

6'10" x 9'2" (2.09m x 2.80m)

The third bedroom has carpeted flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'2" x 6'10" (1.89m x 2.09m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, planted and gravelled areas, gated access to the rear, and a fence panelled boundary.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, planted areas, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 900 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

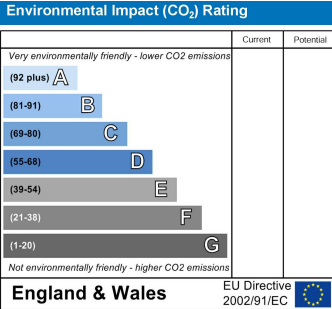
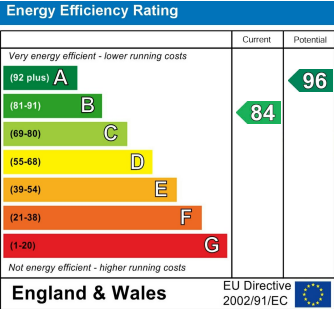
The vendor has advised the following:
Property Tenure is freehold.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

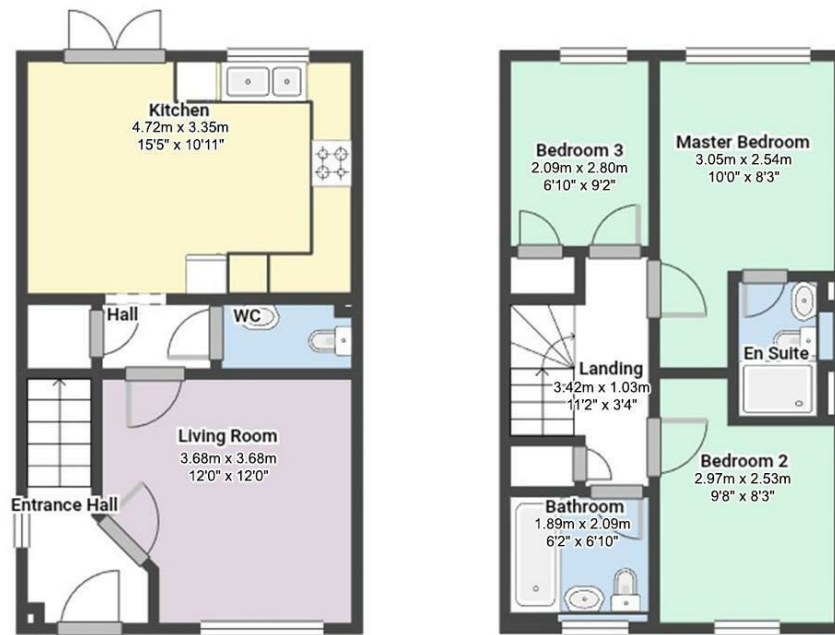
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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www.holdencopley.co.uk